

**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, FEBRUARY 25, 2000, AND FRIDAY,
MARCH 3, 2000.**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, March 13, 2000, at 1:30 p.m., in the City Council Hearing Room on the 1st Floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (441-8211) or the Planning Department (441-7491):

1. **MISCELLANEOUS NO. 00001**, requested by the Director of Urban Development, for an amendment to the North 27th Street Redevelopment Plan (an area composed of the city blocks generally bounded on the south by N Street, on the west by 23rd Street, on the north by Leighton Avenue, and on the east by 31st Street), to add project elements for an area on the west side of 27th Street between S and T Streets.

Paul Malzer
City Clerk

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City Council Introduction: Monday, March 6, 2000
Public Hearing: Monday, March 13, 2000, 1:30 p.m.

Bill No. 00R-71

FACTSHEET

TITLE: **MISCELLANEOUS NO. 00001**, requested by the Urban Development Department, to review and approve a proposed amendment to the North 27th Street Redevelopment Plan, to specify project elements for an area on the west side of No. 27th Street between "S" Street and "T" Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 2/09/00
Administrative Action: 02/09/00

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan and Approval.

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Duvall, Hunter, Bayer, Hopkins, Newman, Taylor, Schwinn and Steward voting 'yes'; Krieser absent).

STAFF PRESENTATION REQUESTED: No.

FINDINGS OF FACT:

1. The Planning staff recommendation to find the proposed amendment to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.002-003.
2. Pursuant to Neb. Rev. Stat. § 18-2115(3), on January 28, 2000, notice of the public hearing before the Planning Commission was mailed to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped, and to the president or chairperson of the governing body of such county, school district, community college, educational service unit and natural resources district in which the real property subject to such plan or major modification is located.
3. On February 9, 2000, this application was placed on the Consent Agenda of the Planning Commission and opened for public hearing. No one came forward to speak.
4. On February 9, 2000, the Planning Commission agreed with the staff recommendation and found the proposed amendment to be in conformance with the Comprehensive Plan.
5. Pursuant to Neb. Rev. Stat. § 18-2115(1), notice of this public hearing before the City Council was published in the Lincoln Journal Star on Friday, February 25, 2000, and Friday, March 3, 2000.
6. Pursuant to Neb. Rev. Stat. § 18-2115(2), on March 3, 2000, notice of the public hearing before the City Council was mailed to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped, and to the president or chairperson of the governing body of such county, school district, community college, educational service unit and natural resources district in which the real property subject to such plan or major modification is located.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: February 28, 2000

REVIEWED BY: _____

DATE: February 28, 2000

REFERENCE NUMBER: FS\CC\FSM00001/jlw

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Miscellaneous #00001

DATE: January 21, 2000

PROPOSAL: A request to review a proposed revision to the North 27th Street redevelopment plan to specify project elements for an area on the west side of N. 27th Street between "S" Street and "T" Street for a determination of conformity with the Comprehensive Plan.

GENERAL INFORMATION:

APPLICANT: Marc Wullschlegler, Director
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

CONTACT: Wynn Hjermsstad
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508
Phone: 441-8211

ANALYSIS:

1. This is a request to review a proposed amendment to the N. 27th Street Redevelopment Plan for a determination of conformity with the Comprehensive Plan. The amendment specifies project elements for the redevelopment of property on the west side of N. 27th Street from "S" to "T" streets.
2. The redevelopment plan covers an area generally bounded by "N" Street on the south; Leighton Avenue on the north; 23rd Street on the west; and, 31st Street on the east. The boundaries of the project are more specifically set forth on the attached map.
3. The proposed amendment (attached) details project elements for redevelopment, including paving the alley, access, utility relocation, landscaping, paving, platting, and closure of an alley.
4. The City has acquired the properties, relocated the tenants, and demolished the structures.

5. The North 27th Street Corridor Study shows the area as a "Redevelopment Focus Area". The Corridor Study identifies "New housing or office development on the west side of 27th Street north of S Street" as a potential project.
6. The North 27th Street Redevelopment Plan shows the area for future commercial development.
7. The proposed revisions to the *N. 27th Street Redevelopment Plan* are consistent with the *North 27th Street Corridor Study* and the *1994 Lincoln-Lancaster County Comprehensive Plan*.

STAFF RECOMMENDATIONS: Finding that the proposed revision to the N. 27th Street Redevelopment Plan Conforms with the Comprehensive Plan.

Prepared by:

Jennifer L. Dam, AICP
Planner II

LINCOLN



NEBRASKA'S CAPITAL CITY

URBAN DEVELOPMENT DEPARTMENT
MARC WULLSCHLEGER, Director

DON WESELY, MAYOR

January 6, 2000

Kathleen A. Sellman, AICP
Planning Director
Lincoln Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Kathleen:

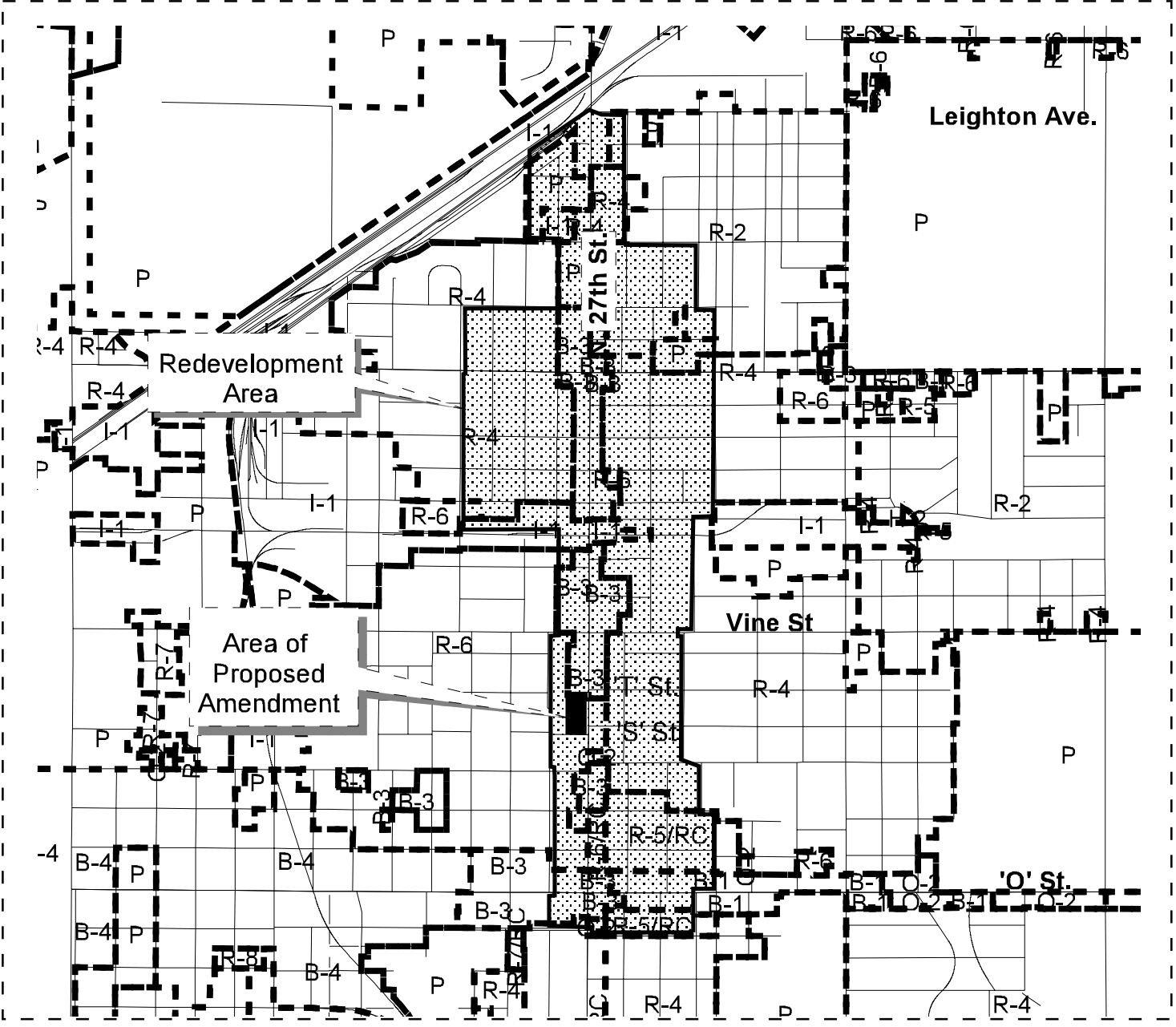
Enclosed please find an amendment to *The North 27th Street Redevelopment Plan*. The City, through the Urban Development Department, has acquired eight blighted properties located on the west side of 27th Street between "S" and "T" Streets. Tenants were relocated and the properties demolished. All of these properties were listed for sale or the property owners contacted the City to offer them for sale. These actions are allowed under the Residential Redevelopment section of the Redevelopment Plan. Now, in order to redevelop this site, the Plan must be amended to identify a project at this location, which is the purpose of the enclosed amendment. Urban Development staff have met with surrounding neighborhood residents and staff from Planning, and Public Works and Utilities about the proposed amendment and all have concurred on the proposed new land use for this site.

Please forward the amendment to the Planning Commission for their consideration as an amendment to *The North 27th Street Redevelopment Plan*. If you have questions, please contact Wynn Hjermstad at 441-8211. Thank you.

Sincerely,

Marc Wullschleger
Director

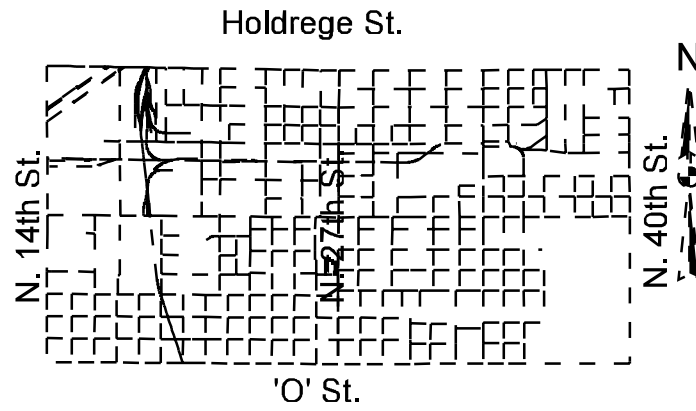
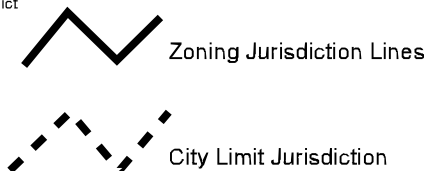
enclosure



Miscellaneous #00001 N. 27th St. Dev. Plan

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

Two Square Miles
 Sec. 24 T10N R6E
 19 T10N R7E



6. 27th and Apple: Commercial Redevelopment. Develop multi-tenant office building. Project elements include:

- Acquisition of Union Pacific Railroad ROW
- Eliminate driveway on North 27th Street
- Secure easements
- Pave alley
- Pave off-street parking
- Relocate/upgrade utilities

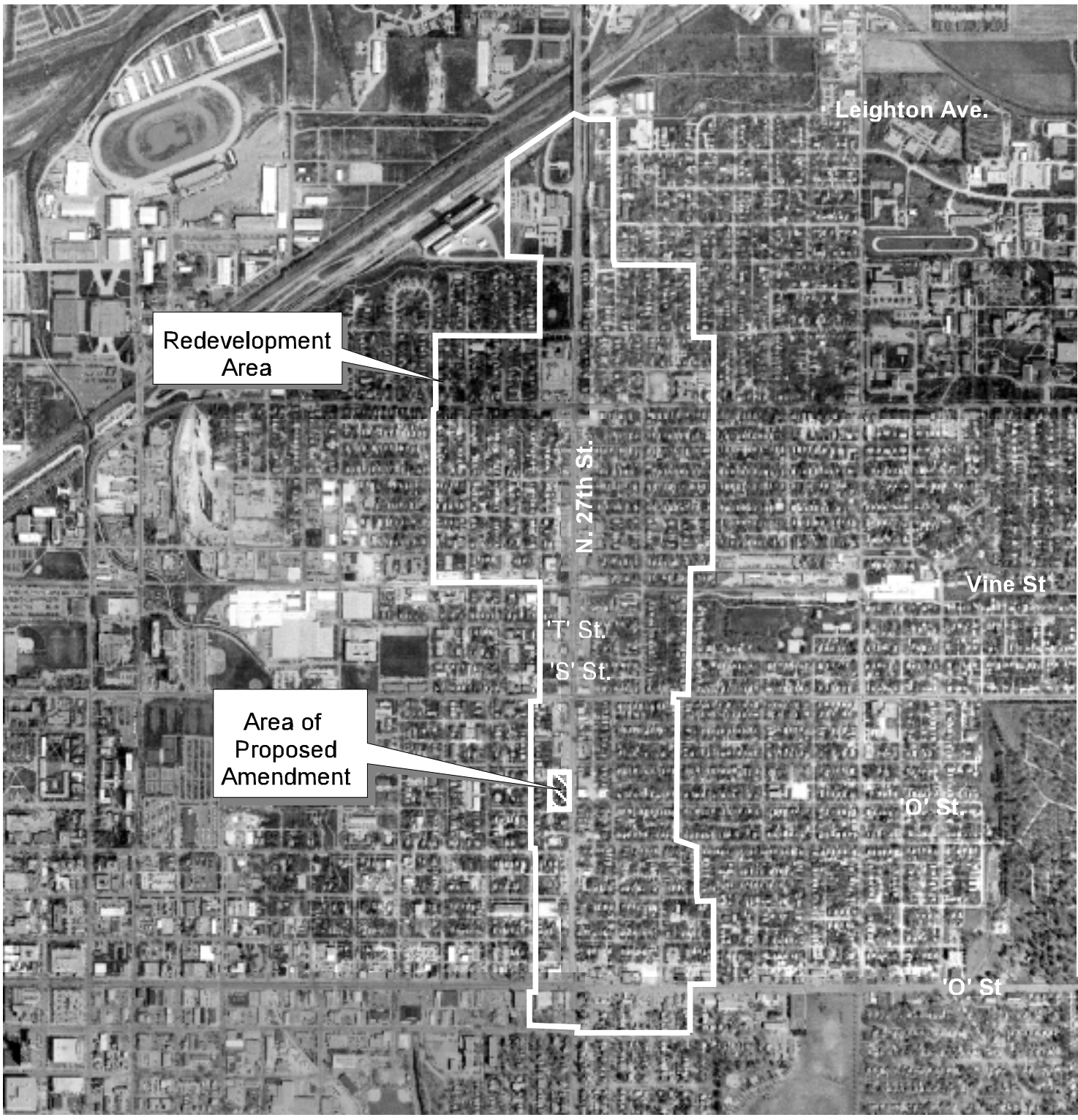
7. 27th and Holdrege: Mixed use development. Acquire marginal commercial areas and redevelop small neighborhood retail center, approximately 9,000 square feet, on southwest corner. Project activities include:

- Property Acquisition: Cooley's Addition, Lots 1, 2, and 3, excluding Street ROW
- Relocation of tenants
- Demolition of current buildings
- Construct new driveway onto 26th Street.
- Pave alley
- Pave off-street parking
- Relocate/upgrade utilities

8. West side of 27th Street but east side of the block between "S" and "T" Streets: Eight blighted properties have been acquired by the City, tenants relocated and buildings demolished. Redevelop this City owned property to office/commercial. Consideration should be given to including second story housing units above the commercial/office building(s). Project elements include:

- Pave alley
- Provide access north of alley to northern boundary of the site
- Relocate/upgrade utilities
- Pave and landscape outside property line, driveways, approaches and sidewalks.
- Replat and rezone
- Close "S" Street west of the alley to prevent through traffic from increasing in the abutting neighborhood residential area

Although these locations are considered to be key to redevelopment of the corridor, additional locations should be included as well.



Redevelopment
Area

Area of
Proposed
Amendment

Leighton Ave.

N. 27th St.

Vine St

T St.
S St.

O St

O St

Miscellaneous #00001
N. 27th St. Dev. Plan



Sheet _____ of _____

Date: _____

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

**MISCELLANEOUS NO. 00001
AMENDMENT TO
THE NORTH 27TH STREET REDEVELOPMENT PLAN**

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

February 9, 2000

Members present: Duvall, Hunter, Bayer, Hopkins, Newman, Taylor, Schwinn and Steward; Krieser absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3234; CHANGE OF ZONE NO. 3235; FINAL PLAT NO. 99030, PINE LAKE HEIGHTS SOUTH 1ST ADDITION; FINAL PLAT NO. 99031, BAIR INDUSTRIAL PARK 1ST ADDITION; FINAL PLAT NO. 99052, NORTH HILLS ADDITION; FINAL PLAT NO. 99054, PINE LAKE HEIGHTS 19TH ADDITION; STREET AND ALLEY VACATION NO. 00001; STREET AND ALLEY VACATION NO. 00002; STREET AND ALLEY VACATION NO. 00003; and MISCELLANEOUS NO. 00001, AMENDMENT TO THE NORTH 27TH STREET REDEVELOPMENT PLAN.**

Nothing was removed from the Consent Agenda.

Hopkins moved to approve the Consent Agenda, seconded by Schwinn and carried 8-0: Duvall, Hunter, Bayer, Hopkins, Newman, Taylor, Schwinn and Steward voting 'yes'; Krieser absent.

Note: This is final action on the Pine Lake Heights South 1st Addition Final Plat, Bair Industrial Park 1st Addition Final Plat, North Hills Addition final Plat and Pine Lake Heights 19th Addition Final Plat, unless appealed to the City Council by filing a notice of appeal with the City Clerk within 14 days following the action by the Planning Commission.